

**POWDERVIEW AT THE GREENS HOMEOWNER'S ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 22, 2024
VIA ZOOM**

Present: Gabe Schirm
Troy Pickett
Corey Robinson
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 4:03 p.m. and said there was a quorum.

Troy made a motion to approve the minutes of the November 2, 2023 meeting. Gabe seconded the motion and it was unanimously approved.

It was generally agreed the recycling was going well and the number of trash pick ups had been reduced.

Brandon said Lacy Construction had staffing or equipment issues and there had been some complaints about snow removal. Tanner from Toad had used the skidsteer to tidy up in the parking lot and that was a minimal charge. Corey asked if Snow Removal – General expenses could be broken out to display the amount paid to Lacy Construction and the amount paid to Toad for shovel and skidsteer work.

Brandon explained one vehicle regularly parked by the “no parking” sign which made it challenging for snow storage and another owner. Brandon said the owner had been contacted, a sticker had been placed on the vehicle and the issue was ongoing.

Prior to the meeting the 2023 year end financial report had been circulated to the Board. A couple of items had been over budget. Corey said he had a couple of questions and would send those to Brandon.

Gabe said concern had been expressed about the snow build up above his unit but as the snow removal from that part of the roof had caused issues in the past Gabe suggested it be left to gradually melt off. After discussion it was agreed to continue to monitor the roof snow and Gabe said he would try to chip away at the cornice. The need to truck snow away from the parking lot would also continue to be monitored.

Brandon said Unit 9 had reported some rust stains from the condensation issues in the unit and had asked that it be monitored and addressed in the Spring. Kat explained the cost in 2023 to shovel the roof above Unit 9 had been \$325. Brandon said he had been unable to make contact with the company who installed the roof to discuss any warranty work.

Brandon explained the key audit had been a useful exercise and Brandon said he would continue to follow up to obtain the remaining keys or door codes.

It was generally agreed the cleaning of the common areas was going well. Troy made a motion to buy the commercial vacuum from Toad for approximately \$145. Gabe seconded the motion and it was unanimously approved.

Corey said he would go by the Bank to sign the signature card and let Brandon know when it was done.

Prior to the meeting Brandon circulated a spreadsheet with some Money Market options. Kat explained interest rates for associations were lower and account options limited compared to personal accounts. Easy access to funds was discussed. Kat agreed to continue to research and Corey asked that an interest bearing account be established by April 1, 2024.

Brandon agreed to prepare a draft Capital Plan for the Board to review. The Capital Plan would be presented to owners for discussion at the annual meeting.

The next meeting was scheduled for Thursday, May 23, 2024 at 4:00 p.m.

At 5:00 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management